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MEMORANDUM

April 16, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR A MAP AMENDMENT AND AN URBAN RENEWAL AREA DESIGNATION IN THE GOVERNMENT CENTER URBAN RENEWAL AREA

Re: Parcel 9 - Government Center

Pursuant to the Government Center Urban Renewal Plan, Parcel 9 has been designated as a disposition parcel to be developed as an office building. The parcel contains 15,124 square feet and is located at the southwest corner of Washington Street and Cornhill, opposite the New England Merchants National Bank building. It lies partly in a B-8 district and partly in a B-10 district.

One Washington Mall Trust is the developer of Parcel 9. The approved building plan does not provide the 17 foot rear yard required by the Zoning Code. In view of the shallowness of the lot (84') and the configuration of existing buildings along the rear lot line the rear yard requirement is difficult to meet and is not necessary to provide light and air to windows of adjacent buildings.

An Urban Renewal Area designation would relieve the developers of the necessity of meeting the rear yard requirement and also a shortage of two feet for the setback of parapet requirement on one side of the building.

The Director therefore, requests that the Boston Redevelopment Authority authorize him to petition the Zoning Commission for a map amendment and an Urban Renewal Area designation for Parcel 9 in the Government Center Urban Renewal Area from a B-8 and B-10 (General Business) district to a B-8U (General Business, Urban Renewal Area) district.

VOTED: That the Director is hereby authorized to petition the Zoning Commission for Map Amendment and an Urban Renewal Area designation, to change Parcel 9 at the southwest corner of Washington Street and Cornhill and containing 15,124 square feet from B-8 and B-10 (General Business) districts to a B-8U (General Business, Urban Renewal Area) district, in order to implement the Government Center Urban Renewal Plan.



PLAN OF LAND BOSTON PROPER LEGEND

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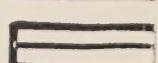
AREA INVOLVED



AREA NOTIFIED



ZONE BOUNDARY



ZONING MAP NO. 1

April 16, 1970

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: Authorization to Hold Public Hearing on an Application
of the Trustees of Boston College for a Planned
Development Area Designation

The Trustees of Boston College seek a Planned Development Area designation for 22.68 acres of their property in the Brighton section of the City of Boston, for the purposes of erecting dormitories and a parking garage. The Design Review and Traffic Planning staffs have approved the plans. The Director therefore requests authorization to advertise a public hearing before the Authority, to be held in conjunction with the next scheduled meeting of the Authority.

VOTED: That the Director is hereby authorized to give notice of a public hearing to be held by the Boston Redevelopment Authority, at its next scheduled meeting, to consider an application of the Trustees of Boston College for a Planned Development Area designation for 22.68 acres of land in the Brighton section of Boston.

MEMORANDUM

April 16, 1970

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1828
Jamaica Plain Apartments
3-5 Morse St. & 166-180 Washington Street
Dorchester

Petitioner seeks a Forbidden Use Permit and three variances for a change of occupancy from 11 apartments and store to 14 apartments in a Local Business (L-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 Any dwelling converted for more families and not meeting $\frac{1}{2}$ the requirements of lot area for additional unit and open space is Forbidden in an L-1 district.		
Sect. 14-2 Lot area for additional dwelling unit is insufficient	1500 sf/du	0
Sect. 15-1 Floor area ratio is excessive	0.8	2.3
Sect. 17-1 Usable open space is insufficient	800 sf/du	70 sf/du

The property, located at the intersection of Morse and Washington Streets in the Model Cities area, contains two three story brick structures. A building permit was issued to the petitioner in October 1969 to completely remodel the structures. The petitioner now proposes to convert three vacant stores into three apartments. The stores have not been occupied for several years. The proposed residential conversion and rehabilitation would improve the structures and enhance the general character of the neighborhood.

VOTED: That in connection with Petition No. Z-1828, brought by Jamaica Plain Apartments, 3-5 Morse Street and 166-180 Washington Street, Dorchester, in the Model Cities Area, for a Forbidden Use Permit and variances of insufficient lot area for additional dwelling unit, usable open space and excessive floor area ratio for a change of occupancy from 11 apartments and store to 14 apartments in a Local Business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposed residential conversion and rehabilitation would improve the structures and enhance the general character of the neighborhood.

Z-1828
3-5 MORSE ST.
(DOR.)



Re: Petition No. Z-1830
Anthony's Pier 4, Inc.
28-52 Northern Ave., Boston

Petitioner seeks a Conditional Use Permit for open air parking of 470 cars for a fee in a Waterfront (W-2) district. The proposal would violate the code as follows:

Sect. 8-7 A parking lot is a Conditional Use in a W-2 district. The property, located on Northern Avenue opposite Sleeper Street, contains approximately seven acres of land. The proposed open air facility for 470 cars would serve as a parking area for the petitioner's adjacent restaurant facility and as a public parking lot. The staff would have no objection to the Conditional Use Permit provided it is limited to two years duration and that the petitioner submit a development plan for the site to the Authority for design review approval. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1830, brought by Anthony's Pier 4, Inc., 28-52 Northern Avenue, Boston, for a Conditional Use Permit for open air parking of 470 cars for a fee in a Waterfront (W-2) district, the Boston Redevelopment Authority recommends approval provided the Conditional Use Permit would be limited to two years duration and that the petitioner submit a development plan to the Authority for design review approval.

APPROXIMATE
PIERHEAD &
BULKHEAD LINE

NORTHERN

PIER 1

110.600

PIER 2

260.533

Z-1830
28-52 NORTHERN AVE
(B.P.)

Re: Petition No. Z-1831
Readville Realty Trust
100 Meadow Road, Hyde Park

Petitioner seeks a variance to erect a one story warehouse and office in a Light Manufacturing (M-1) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 16-1 Height of building is excessive	35 ft.	40 ft.

The property, located at the end of Hyde Park Avenue at the Boston-Dedham line, contains approximately 72 acres of land. The proposed one story grocery distribution warehouse and office building would be erected on an existing reinforced concrete floor slab and footings which previously accommodated a warehouse destroyed by fire in August 1969. The building would be utilized for the storage and distribution of grocery dry goods. The building would be fully sprinklered. A part of the proposed building would be located in Dedham where the proposed 40 foot height is allowed. The proposed facility is appropriate and desirable. The violation is minimal. Recommend approval.

VOTED: That in connection with Petition No. Z-1831, brought by Readville Realty Trust, 100 Meadow Road, Hyde Park, for a variance of excessive building height to erect a one story warehouse and office in a Light Manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The proposed warehouse and office facility is both appropriate and desirable. The height violation is minimal and would have no injurious effect on the surrounding area.

DEDHAW

MEADOW

Z-183
100 MEADOW RD.
(H.R.)

ROAD

Re: Petition No. Z-1832
Waldman Carver Trust
1261-1299 Blue Hill Avenue, Dorchester

Petitioner seeks a change in a non-conforming use for a change of occupancy from an office, light manufacturing of cloth labels and printing to manufacturing, chrome plating and storage of automobile bumpers in a General Business (B-1) district. The proposal would violate the code as follows:

Sect. 8-7 A change in a non-conforming use requires a Board of Appeal hearing.

The property, located on Blue Hill Avenue near the intersection of Wellington Hill Street, contains a one story brick structure. The petitioner proposes to utilize the structure for the manufacturing, reconditioning, chrome plating and storage of auto bumpers. The petitioner states that the proposed plating company plans to establish a predominantly black owned and operated concern. The staff has no objection provided that the noise factor is controlled and that bumpers stored on the roof be completely screened from the properties on Ormond Street. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-1832, brought by Waldman Carver Trust, 1261-1299 Blue Hill Avenue, Dorchester, for a change in a non-conforming use for a change of occupancy from an office, light manufacturing of cloth labels and printing to manufacturing, chrome plating and storage of automobile bumpers in a General Business (B-1) district, the Boston Redevelopment Authority recommends approval provided that the noise factor is controlled and that any bumpers stored on the roof be completely screened from the properties on Ormond Street.

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Z-1832

261-1299 BLUE HILL AVE



Re: Petition No. Z-1833
Moritz O. Bergmeyer
149 North Street, Boston

Petitioner seeks a Forbidden Use Permit for a change of occupancy from a store and offices to a store, offices and an apartment in a Light Manufacturing (M-2) district. The proposal would violate the code as follows:

Sect. 8-7 An apartment is Forbidden in an M-2 district.

The property, located on North Street near the intersection of Richmond Street, contains a five story brick structure. The petitioner proposes to occupy the fourth and fifth floors for one apartment. The structure would also be completely renovated. The proposal is reasonable and would be compatible with this mixed residential-commercial neighborhood. Recommend approval.

VOTED: That in connection with Petition No. Z-1833, brought by Moritz O. Bergmeyer, 149 North Street, Boston, for a Forbidden Use Permit for a change of occupancy from a store and offices to a store, offices and an apartment in a Light Manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. The proposed conversion is reasonable and would be compatible with this mixed residential-commercial neighborhood.



Re: Petition No. Z-1834
Theodor M. Hauri
15 Gray Street, Boston

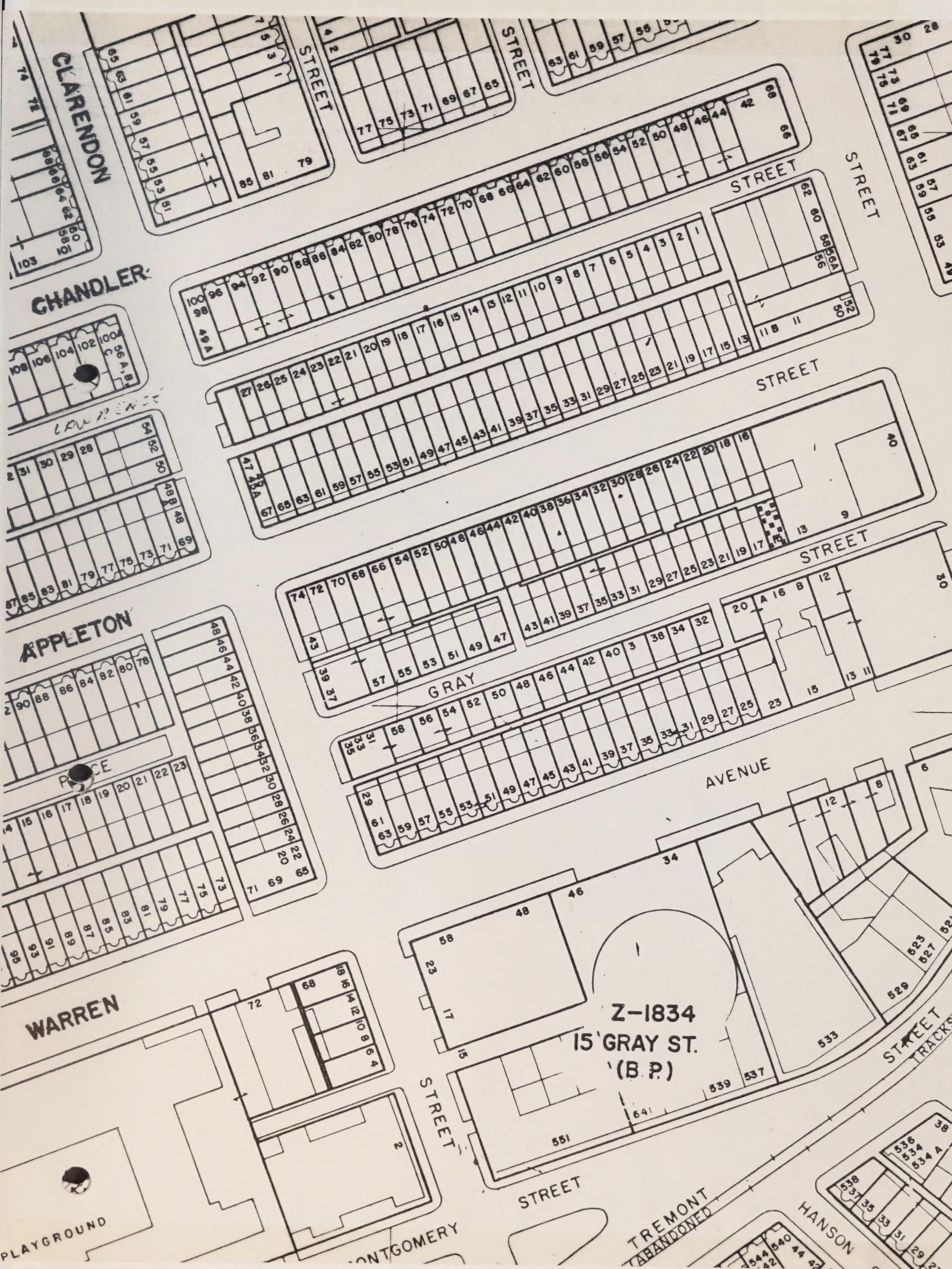
Petitioner seeks a Forbidden Use Permit and a variance for a change of occupancy from a rooming house to a three family dwelling in an Apartment (H-2) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 Any dwelling converted for more families and not meeting the requirements of open space is Forbidden in an H-2 district		

Sect. 17-1 Open space is insufficient 150 sf/du 53 sf/du

The property, located on Gray Street near the intersection of Berkeley Street in the South End Urban Renewal Area, contains a three story vacant brick structure. The proposed conversion would restore the structure to a productive occupancy and strengthen the residential character of the neighborhood. However, because of the deficiency of open space and lack of parking facilities in the area, the staff recommends that the occupancy be limited to two families. Recommend approval with the above proviso.

VOTED: That in connection with Petition No. Z-1834, brought by Theodor M. Hauri, 15 Gray Street, in the South End Urban Renewal Area, for a Forbidden Use Permit and a variance of insufficient open space for a change of occupancy from a rooming house to a three-family dwelling in an Apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided the occupancy is limited to two families. The open space deficiency and the lack of parking facilities in the neighborhood prohibit a higher density.



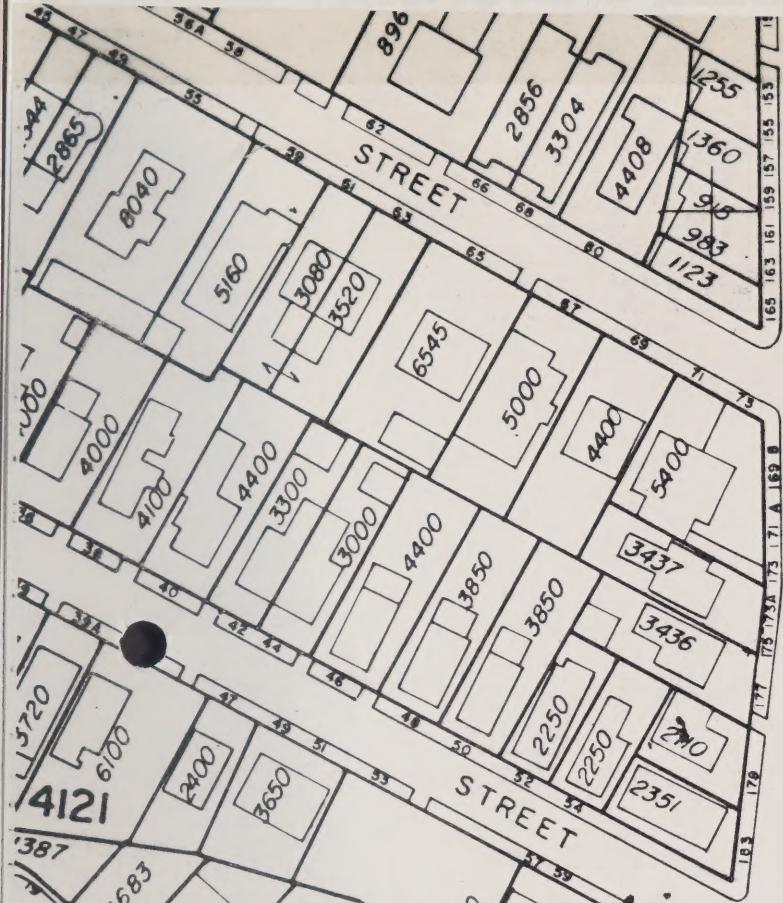
Re: Petition No. Z-1835
Edgewood Realty Trust
45 Edgewood Street, Roxbury

Petitioner seeks a Forbidden Use Permit, an extension of a non-conforming use and two variances to erect a one story warehouse and loading platform in an Apartment (H-1) district. The proposal would violate the code as follows:

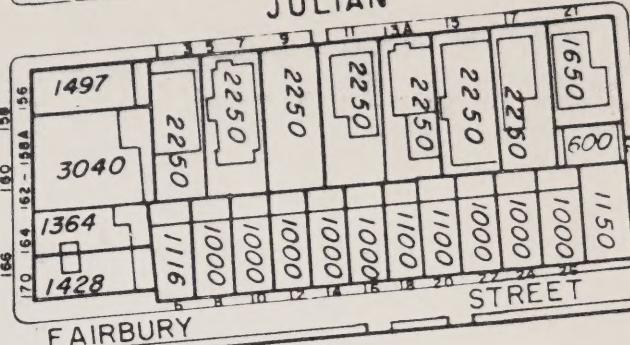
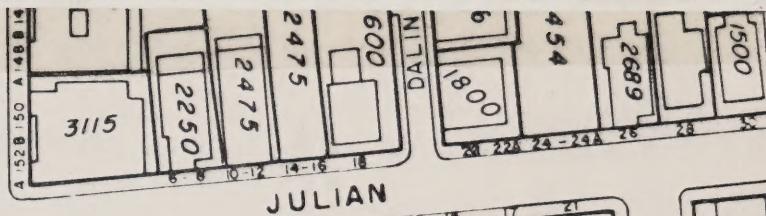
	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A warehouse is Forbidden in an H-1 district	
Sect. 9-1	An extension of a non-conforming use re-	
	quires a Board of Appeal hearing.	
Sect. 10-1	Accessory use exceeds 25% of the floor	
	area of the main building	
Sect. 18-1	Front yard is insufficient	25 ft. 0

The property, located on Edgewood Street at the intersection of Blue Hill Avenue in the Model Cities Area, contains a bakery complex (Kasanof's). The proposed extension is reasonable and would improve the efficiency of the bakery operation. The staff recommends the following provisos: 1) that the length of the proposed structure be shortened by eight feet; 2) that the driveway be moved eight feet to the left; 3) that adequate screening be erected eight feet to the left of the property line to allow light and air to the abutting residential property. Recommend approval with the above provisos.

VOTED: That in connection with Petition No. Z-1835, brought by Edgewood Realty Trust, 45 Edgewood Street, Roxbury, in the Model Cities Area, for a Forbidden Use Permit, an extension of a non-conforming use and variances of accessory use exceeds 25% of the main building floor area and insufficient front yard to erect a one story warehouse and loading platform in an Apartment (H-1) district, the Boston Redevelopment Authority recommends approval provided: 1) that the length of the structure be shortened by eight feet; 2) that the driveway be moved eight feet to the left; 3) that adequate screening be erected eight feet to the left of the property line to allow light and air to the abutting residential property.



AVE.



Z-1835
45 EDGEWOOD STREET

